

**MEETING OF THE CORPORATE BOARD  
OF THE MOST WORSHIPFUL GRAND LODGE  
OF FREE AND ACCEPTED MASONS OF FLORIDA**

June 17, 2017

No. 2

A Meeting of the Corporate Board of Directors was called to order at 9:50 a.m. in the Grand Master's Office at the Masonic Home of Florida by M.:W.: Richard G. Hoover, Grand Master, Chairman, with the following members present:

M.: W.: Richard G. Hoover, Grand Master, Chairman  
R.: W.: John E. Karroum, Deputy Grand Master  
R.: W.: John W. Westerman, III, Senior Grand Warden  
R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden  
R.: W.: Rudin J. Boatright, Grand Treasurer  
M.: W.: Stanley L. Hudson, P.G.M.  
R.: W.: Glen B. Bishop, P.D.D.G.M.

Absent: M.: W.: Richard E. Lynn, P.G.M., Grand Secretary, Secretary to the Board (Excused)

Also Present:

R.: W.: Stephen R. Gladstone, General Counsel	R.: W.: J. Paul Stellrecht, W.: Grand Orator
R.: W.: Edward J. Mayfield, Jr., P.D.D.G.M.	R.: W.: J. Steven Teal, P.D.D.G.M.
R.: W.: F. Joseph Smedley, P.D.D.G.M.	R.: W.: Michael L. Elliott, D.D.G.M. (17)
R.: W.: Robert J. Lambert, P.D.D.G.M.	R.: W.: Jeffrey S. Foster, P.D.D.G.M.
R.: W.: Wallace T. Fine, P.D.D.G.M.	R.: W.: Lawrence A. Williamson, P.D.D.G.M.
R.: W.: Ronald E. Peebles, P.D.D.G.M.	R.: W.: D. Mark Small, P.D.D.G.M.
R.: W.: B. Allen West, P.D.D.G.M.	R.: W.: James W. McQuigg, P.D.D.G.M.
R.: W.: Charles G. Calabritto, P.D.D.G.M.	R.: W.: James E. Bradford, P.D.D.G.M.

The Pledge of Allegiance to the American Flag was led by M.: W.: Richard G. Hoover, Grand Master, and prayer was offered by R.: W.: John E. Karroum, Deputy Grand Master. The Grand Master introduced the members of the Board and others present.

A motion was made by R.: W.: John E. Karroum, Deputy Grand Master, and seconded by R.: W.: John W. Westerman, III, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 27 of May 28, 2017, and Organizational Meeting No. 1 of May 31, 2017. Motion carried.

**MASONIC HOME ADMINISTRATOR'S REPORT – JUNE**

- The contractual agreement with Safety Systems for fire safety services in the Residences of Coffee Pot Bayou rental apartments has been submitted to legal counsel for review and then Grand Master's approval.
- Pinstripe Marketing prepared a plan for advertising after the adoption of legislation to admit non-members into the Masonic Home under the Private Pay Plan.
- The May Resident of the Month, Martha Donaldson, and the June Residents of the Month, Herb and Yvonne Cox, were recognized by all and presented a check from Hillsborough Lodge No. 25.
- Bob Elston, President of the Resident Council, spoke on behalf of the residents.

**LONG RANGE PLANNING COMMITTEE REPORT – JUNE**

1. All construction work on the chiller deck roof project has now been completed and the final inspection has been approved. A roofing materials product warranty will be issued by the GAF

Company. There will be a \$4,200 retainage of the final payment to Abode Builders for some ceiling damage that was created during their completion of the work.

2. The Ansul fire suppression system has now been installed in the kitchen and the inspection of the new system by the Fire Marshal is tentatively scheduled for June 21<sup>st</sup>.
3. The phase 1 installation of the new LED parking lot system is now 90% complete. The budget for this project is \$4,500 and we may exceed the budget by \$100 when the project is completed. The return investment on the system is approximately 1.4 years and this is due to the reduced energy requirements of the new system which will result in up to a 70% cost savings. The phase 1 of this lighting system project includes the main front west parking lot area and should be 100% completed by next week. The next lighting improvement project will involve interior lighting of the entire administration area and common areas.
4. A new tile flooring system for the showers on the first and second floors of the Nursing Center, which involves approximately 300 square feet of new tile, will probably start next week.
5. The following contracts are up for renewal: WSC Fire Sprinkler System in June (previously approved); Mirabito Gas in July; Tampa Bay Trane (chiller maintenance), Ring Power (fire pump), and Aqua Tech (water treatment) in August.

The report of Bob Robertson, Facilities Director, is included as a part of this report.

### **OPERATIONS COMMITTEE REPORT – JUNE**

#### **A. Marketing:**

- i. We reviewed the tracking inquiries on the Pipedrive software: 12 inquiries and 2 admissions
- ii. We have continued sending digital newsletters to families and Lodge Secretaries by email and plan to grow our email list to include hospitals, clinics, and others.
- iii. Non-Mason marketing plans have been identified and the Administrator is working with Pinstripe Marketing to execute the plans within the advertising budget. We are continuing our marketing to Masons with postcards, emails, our website, and with Appendant Body Newsletters. A postcard announcing the admittance of non-Masons under the Private Pay Plan is being prepared.

B. Lodge Incentive Program: We have paid 23 Lodges for the incentive program to date and are evaluating the program for efficacy.

C. Operations: The Director of Food Services position has been filled. Since it has been 10 years since the last energy audit Bob Robertson, Facilities Director, will request Duke Energy to perform one.

- i. The Administrator presented the pricing structure comparison findings.
- ii. The Guest House rental terms have been finalized.
- iii. We provided input to the Chairman for the 2017-2018 Administrator's goals.
- iv. Resident Census: in May there were 96 residents with 7 admissions and 3 losses for a total of 100 residents and we have had 2 admissions in June so far; 38 are men and 62 are women.

D. The furnishings in the resident rooms are up to 25 years old so a long term strategy is being developed and scoped and fundraising strategies are being assessed.

R.:W.: John E. Karroum, Deputy Grand Master, moved for acceptance of the Administrator's Report and the Long Range Planning Committee Report for June as printed and distributed. Second was made by R.:W.: John W. Westerman, III, Senior Grand Warden, and the motion carried.

### **ADMISSIONS COMMITTEE REPORT – JUNE**

During the month of June 3 applications for admission to the Masonic Home were reviewed and approved by the Admissions Committee. One application has items pending completion prior to admission. One application for Non-Resident Relief was approved on a month to month basis.

R.:W.: John W. Westerman, III, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of June as printed and distributed and the motion was seconded by R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden. Motion carried.

**MASONIC HOME APPLICATIONS APPROVED  
BOARD OF TRUSTEES MEETING – MAY**

During the month of May the following applications for admission to the Masonic Home were approved by the Board of Trustees:

Robert and Yvonne Gaddy, sponsored by R. T. Schafer Lodge No. 350,  
pending the disposal of their leased automobile

**NON-RESIDENT RELIEF REPORT – MAY**

During the month of May there were no Non-Resident Relief Funds distributed.

R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Report and the Non-Resident Relief Report for the month of May. Second was made by R.: W.: Glen B. Bishop, P.D.D.G.M., and the motion carried.

**NEW ACCOUNT NUMBERS FOR THE MONTH OF MAY**

During the month of May the following new General Ledger Account Numbers were created:

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26221.008	Caine, Thomas (Private Pay)	Liability
060 00-00 24742.001	Metzler, Dennis (Cash)	Liability
060 00-00 24743.001	Isgan, Robert (Cash)	Liability
060 00-00 24744.001	Repp, Elizabeth	Liability
060 00-00 24745.001	Dubose, Juanita (Cash)	Liability
060 00-00 24746.001	Weeks, Oscar (Cash)	Liability
060 00-00 24747.001	Weeks, Shirley (Cash)	Liability

R.: W.: Glen B. Bishop, P.D.D.G.M., moved for the adoption of the New Account Numbers Report for the month of May. Second was made by M.: W.: Stanley L. Hudson, P.G.M., and the motion carried.

**CREDIT APPLICATIONS REPORT  
GRAND LODGE AND MASONIC HOME OF FLORIDA FOR MAY**

During the month of May no credit applications were received for the Grand Lodge Office or for the Masonic Home of Florida.

M.: W.: Stanley L. Hudson, P.G.M., made a motion for the adoption of the Credit Applications Report for the month of May which was seconded by R.: W.: John E. Karroum, Deputy Grand Master. Motion carried.

**LIST OF ESTATE ACTIVITY FOR MAY**

The Board then reviewed the List of Estate Activity for May. R.: W.: John E. Karroum, Deputy Grand Master, moved for acceptance of the report for the month of May as printed and distributed. Second was made by R.: W.: John W. Westerman, III, Senior Grand Warden, and the motion carried.

**FUNDS RECEIVED FOR THE MASONIC HOME ENDOWMENT FUND, INC.  
FUNDS AVAILABLE FOR THE MASONIC HOME BUILDING FUND**

The Board reviewed the funds received from estates and wills through the month of May for the Masonic Home Endowment Fund, Inc. (\$437,857.75). The Board then reviewed the funds available for the Masonic Home Building Fund (\$227,516.11).

R.: W.: John W. Westerman, III, Senior Grand Warden, made a motion for acceptance of the reports for the month of May which was seconded by R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden, and the motion carried.

### **MASONIC RELIEF FUND REPORT – MAY**

There were no donations to the Masonic Relief Fund to report for the month of May.

R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden, made a motion for acceptance of the report for May. Second was made by R.: W.: Glen B. Bishop, P.D.D.G.M., and the motion carried.

### **MASONIC HOME BUDGET REPORT – MAY**

We report that we are currently 0.26% over budget (\$20,168) for the fiscal year based on the final budget, after amortizing for the insurance premiums already paid.

R.: W.: John W. Westerman, III, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for May as printed and distributed which was seconded by R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden, and the motion carried.

The Grand Master then recognized R.: W.: Stephen R. Gladstone, General Counsel, to present the following report:

### **REPORT OF THE GENERAL COUNSEL**

#### **I. CONTRACT REVIEW/GRAND LODGE:**

General Counsel has been presented the Rosen Plaza Hotel contract for 2021 to be reviewed. There was a parking lot incident at the Grand Lodge Building which has been reported to our insurance carrier and presumably should be resolved by the lessee of the parking lot's insurance carrier.

#### **II. PROPERTIES:**

General Counsel continues to work with the land surveyor on the Starke property to seek the abandonment of a road by the County and the fencing in of the remaining property.

General Counsel continues to work on a Quiet Title action for the Carpenter Property in Lehigh Acres.

General Counsel and R.: W.: Wallace Fine again met with the tenants at the Scally Property located in Dania Beach to collect this month's rent. R.: W.: Nick Canora was requested by General Counsel to meet with the code enforcement officer and he is working to locate antiquated records through his contacts to lessen any corrective expenses to Grand Lodge. It is anticipated that R.: W.: Canora will be able to also negotiate the outstanding and continuing fines levied against the property. General Counsel attended a hearing last week on the first mortgage foreclosure action, which has been continued at his request for an additional sixty days to arrange the payoff.

General Counsel previously forwarded a deed and correspondence to the life tenant of the Castiglia Property located in Jacksonville, Florida, and subsequent to the last Corporate Board Meeting spoke with the son about transferring his mother's interest to Grand Lodge. As the son has now become unreachable, this matter has been referred to local counsel to resolve.

General Counsel was requested by the Corporate Board to dispose of the Fort McCoy property in Ocala, Florida, however, no contact has been successful with the adjoining land owners.

### **III. ESTATES:**

General Counsel continues to monitor various open estates whose beneficiaries include Grand Lodge and/or the Masonic Home of Florida. Most recently, General Counsel has reviewed the estate closing documents from the Estate of Elfriede Johnson, which has yielded to date a 90% payout of \$490,000 last October.

General Counsel continues resolving issues relative to the Scally Trust Property, which includes defense of two foreclosure actions, a writ of unlawful detainer, code enforcement, and tax matters.

### **IV. MASONIC HOME:**

General Counsel is in the process, with the assistance of BeBe Bryan and Wanda Odom, of revising the application checklist as well as the Life Care Application, as well as working with the Board of Trustees on the Private Pay Application.

General Counsel has conducted a background and asset search for Frederick and Edith Adlam and Clarise Mays.

R.: W.: Glen B. Bishop, P.D.D.G.M., moved for acceptance of the Report of the General Counsel as presented. Second was made by M.: W.: Stanley L. Hudson, P.G.M., and the motion carried.

### **LIST OF PROPERTY ACTIVITY BY COUNTY – MAY**

After a review of the List of Property Activity by County for the month of May, M.: W.: Stanley L. Hudson, P.G.M., moved for the adoption of the report as distributed. Second was made by R.: W.: John E. Karroum, Deputy Grand Master, and the motion carried.

The Grand Master called upon R.: W.: Wallace T. Fine, State Chairman of the Properties Committee, to present the following report:

### **REPORT OF THE PROPERTIES COMMITTEE**

1. **Zone 1 Properties Committee Chairman W.: Kenneth E. Thorndyke**  
**The Blocker Property, a lot at 0000 Longhorn Trail, Gulf Breeze, FL**  
The property is listed for \$10,000.
2. **Zone 2 Properties Committee Chairman R.: W.: Robert L. Gentry**  
**The Love Property at Fort McCoy Campground, North of SR 316, Site #10**  
The Zone Chairman is checking on the property.
3. **Zone 3 Properties Committee Chairman Brother Nick D. Deonas**  
**Vacant Land, Starke, FL, owned by Masonic Charities of Florida, Inc.**  
The fencing of the property is not complete at this time due to inclement weather. The stone business on the north end of the property has closed and as a result the trucks are no longer parked on the property.  
**The Castiglia Property at 6560 Perry Street, Jacksonville, FL 32208**  
The General Counsel has been working on this property and has turned it over to local counsel.  
**The Johnson Property at 7509 118<sup>th</sup> Street, Jacksonville, FL 32244**  
We will have the listing agreement at the Corporate Board Meeting.
4. **Zone 4 Properties Committee Chairman R.: W.: Reed Rue**  
**The Klein Estate Property at 7300 Sun Island Drive S #204, South Pasadena, FL 33707**  
We closed on the property for \$220,000.
5. **Zone 6 Properties Committee Chairman Brother Jeffrey A. Tumbarello**  
**The DeFrenn Property at 13 Pinewood Blvd., Lehigh Acres, FL 33936**  
There is a title problem and General Counsel is working on the issue.
6. **Zone 7 Properties State Chairman R.: W.: Wallace T. Fine**  
**The Scally Property at 37 SW 10<sup>th</sup> Street, Dania Beach, FL 33004**

General Counsel and the State Chairman of the Properties Committee are working on the code violations associated with the property with the assistance of R.:W.: Nick Canora. The State Chairman and General Counsel have been collecting rent from the tenants.

**7. Out of State Property**

**The Shemela's timeshare at Sand Ocean Club in Myrtle Beach, SC Condo 1206 week 9**  
We continue to look for an agent in the area.

**Vehicles for sale:**

- 2005 Holiday Rambler RV with 62,000 miles is being stored at the Morocco Shrine RV Park in Jacksonville and we are working on getting an appraisal for setting a price and 2 repairs have been made to the RV
- 2012 Chrysler Town & Country Minivan has a loan balance of \$15,700

R.:W.: John E. Karroum, Deputy Grand Master, made a motion to list the Johnson Property located at 7509 118<sup>th</sup> Street, Jacksonville, FL, 32244, for \$115,000. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

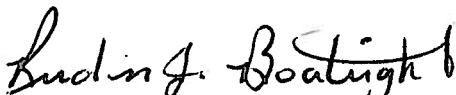
R.:W.: John E. Karroum, Deputy Grand Master, made a motion to accept the Properties Committee Report as presented. R.:W.: John W. Westerman, III, Senior Grand Warden, seconded the motion which carried.

M.:W.: Stanley L. Hudson, P.G.M., made a motion to accept the lowest of the 3 bids for the plumbing and installation of a back flow valve at the Grand Lodge Building in Jacksonville which is from Shawn Orr's Plumbing Co. in the amount of \$2,650.00. R.:W.: John E. Karroum, Deputy Grand Master, seconded the motion which carried.


R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden, made a motion to approve the 2021 Contract with the Rosen Plaza Hotel for the 192<sup>nd</sup> Annual Grand Communication pending approval of General Counsel. R.:W.: Glen B. Bishop, P.D.D.G.M., seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 10:30 a.m. Benediction was then offered by R.:W.: John W. Westerman, III, Senior Grand Warden.

Respectfully submitted:

  
Rudin J. Boatright, Grand Treasurer  
Acting Secretary to the Board

Approved:

  
Richard G. Hoover  
Grand Master

**MEETING OF THE CORPORATE BOARD  
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June 28, 2017

No. 3

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken regarding an offer from the son of Patricia Walls, who was a resident in the Masonic Home and passed away, to purchase his mother's rings for \$100.00. The wedding band appraised at \$105.00 and Mother's ring appraised for \$32.00. The members voted as follows:

M.: W.: Richard G. Hoover, Grand Master, Chairman	Yes
R.: W.: John E. Karroum, Deputy Grand Master	Yes
R.: W.: John W. Westerman, III, Senior Grand Warden	Yes
R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Stanley L. Hudson, P.G.M.	Yes
R.: W.: Glen B. Bishop, P.D.D.G.M.	Yes

Respectfully submitted:



Richard E. Lynn, P.G.M.  
Secretary to the Board

Approved:



Richard G. Hoover  
Grand Master

**MEETING OF THE CORPORATE BOARD  
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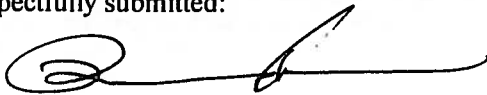
June 28, 2017

No. 4

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of the Chairman of the Properties Committee to list the Weeks's Property located at 8409 Terrace Meadows Court, Unit 1, Temple Terrace, FL, 33637 for \$139,000.00. The members voted as follows:

M.: W.: Richard G. Hoover, Grand Master, Chairman	Yes
R.: W.: John E. Karroum, Deputy Grand Master	Yes
R.: W.: John W. Westerman, III, Senior Grand Warden	Yes
R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Stanley L. Hudson, P.G.M.	Yes
R.: W.: Glen B. Bishop, P.D.D.G.M.	Yes

Respectfully submitted:



Richard E. Lynn, P.G.M.  
Secretary to the Board

Approved:



Richard G. Hoover  
Grand Master



**MEETING OF THE CORPORATE BOARD  
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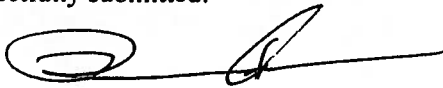
June 28, 2017

No. 5

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of the Chairman of the Properties Committee to list the 2004 Kia Optima located at the Masonic Home of Florida for \$995.00. The members voted as follows:

M.: W.: Richard G. Hoover, Grand Master, Chairman	Yes
R.: W.: John E. Karroum, Deputy Grand Master	Yes
R.: W.: John W. Westerman, III, Senior Grand Warden	Yes
R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Stanley L. Hudson, P.G.M.	Yes
R.: W.: Glen B. Bishop, P.D.D.G.M.	Yes

Respectfully submitted:



Richard E. Lynn, P.G.M.  
Secretary to the Board

Approved:



Richard G. Hoover  
Grand Master

**MEETING OF THE CORPORATE BOARD  
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June 28, 2017

No. 6

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of the Chairman of the Properties Committee to have the Christians' allow the lien holder to repossess the Chrysler Town Car located at the Masonic Home of Florida. The vehicle has a note in the amount of \$15,700 and is valued between \$9,718 to \$10,346. The members voted as follows:

M.: W.:	Richard G. Hoover, Grand Master, Chairman	Yes
R.: W.:	John E. Karroum, Deputy Grand Master	Yes
R.: W.:	John W. Westerman, III, Senior Grand Warden	Yes
R.: W.:	Thomas L. Turlington, Jr., Junior Grand Warden	Yes
R.: W.:	Rudin J. Boatright, Grand Treasurer	Yes
M.: W.:	Stanley L. Hudson, P.G.M.	Yes
R.: W.:	Glen B. Bishop, P.D.D.G.M.	Yes

Respectfully submitted:



Richard E. Lynn, P.G.M.  
Secretary to the Board

Approved:



Richard G. Hoover  
Grand Master

**MEETING OF THE CORPORATE BOARD  
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July 12, 2017

No. 7

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of the Chairman of the Properties Committee to list the Metzler's property located at 18468 SW 73<sup>rd</sup> Lane, Dunnellon, FL 34432 for \$175,000. The members voted as follows:

M.: W.:	Richard G. Hoover, Grand Master, Chairman	Yes
R.: W.:	John E. Karroum, Deputy Grand Master	Yes
R.: W.:	John W. Westerman, III, Senior Grand Warden	Yes
R.: W.:	Thomas L. Turlington, Jr., Junior Grand Warden	Yes
R.: W.:	Rudin J. Boatright, Grand Treasurer	Yes
M.: W.:	Stanley L. Hudson, P.G.M.	Yes
R.: W.:	Glen B. Bishop, P.D.D.G.M.	Yes

Respectfully submitted:



Richard E. Lynn, P.G.M.  
Secretary to the Board

Approved:



Richard G. Hoover  
Grand Master